

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # _____

Project Title: Bridgehead Road Properties Project

Lead Agency: City of Oakley, Planning Division

Contact Person: Evan Gorman, Associate Planner

Street Address: 3231 Main Street

Phone: (925) 625-7160

City: Oakley

Zip: 94561

County: Contra Costa

Project Location: County: Contra Costa

City/Nearest Community: Oakley

Cross Streets: Bridgehead Road and Wilbur Avenue

Zip code: 94561

Lat/Long/: 38 ° 0 ' 47.20 " N/ 121 ° 45 ' 4.10 " W

Total Acres: 1.36

Assessor's Parcel No. 051-040-041, -063, and -064

Section: 16

Twp: 2N

Range: 2E

Base: MDBM

Within 2 miles: State Hwy#: 160

Waterways: San Joaquin River

Airports: N/A

Railways: BNSF

Schools: Orchard Park School, Vintage Parkway Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☒ Neg Dec (Prior SCH No.) _____
☐ Mit Neg Dec ☐ Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ Rezone ☐ Annexation
☒ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational _____
☐ Recreational _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☒ Other: N/A. Policy-level project without direct physical development.

Project Issues That May Have a Significant or Potentially Significant Impact:

☐ Aesthetic/Visual ☐ Fiscal ☐ Public Services/Facilities ☐ Traffic/Circulation
☐ Agricultural Land/Forest ☐ Flood Plain/Flooding ☐ Recreation/Parks ☐ Vegetation
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Schools/Universities ☐ Water Quality
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Biological Resources ☐ Greenhouse Gas Emissions ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Coastal Zone ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Drainage/Absorption ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Economic/Jobs ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Other: _____

Present Land Use/Zoning/General Plan Designation: The project site is currently developed with an existing 9,000-square-foot (sf) commercial building, 2,875-sf utility building, 812-sf office building, and associated paved parking and storage space. The City of Oakley General Plan designates the site as Business Park (BP) and the site is zoned Business Park Low (BPL).

Project Description: The Bridgehead Road Properties Project (proposed project) would include a General Plan Amendment (GPA) to redesignate the General Plan land use designation for the project site from BP to Light Industrial, as well as a rezone of the project site from BPL to Light Industrial (LI). The proposed GPA and rezone are policy-level in nature and would establish an updated land use designation and zoning district governing the types and intensities of uses that may be considered on the project site in the future. The project site is currently developed with existing improvements; the proposed GPA and rezone would not approve any specific development proposal, site plan, construction activities, grading, or infrastructure improvements.

Reviewing Agencies Checklist

Appendix C

continued

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below.

☒ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☒ Office of Historic Preservation
☐ California Highway Patrol	☐ Office of Public School Construction
☒ Caltrans District # <u>4</u>	☐ Parks & Recreation, Department of
☐ Caltrans Division of Aeronautics	☐ Pesticide Regulation, Department of
☐ Caltrans Planning (Headquarters)	☐ Public Utilities Commission
☐ Coachella Valley Mountains Conservancy	☐ Reclamation Board
☐ Coastal Commission	☒ Regional WQCB # <u>5</u>
☐ Colorado River Board Commission	☐ Resources Agency
☐ Conservation, Department of	☐ S.F. Bay Conservation & Development
☐ Corrections, Department of	☐ San Gabriel & Lower Los Angeles Rivers &
☐ Delta Protection Commission	☐ Mountains Conservancy
☐ Education, Department of	☐ San Joaquin River Conservancy
☐ Office of Public School Construction	☐ Santa Monica Mountains Conservancy
☐ Energy Commission	☐ State Lands Commission
☒ Fish & Game Region # <u>3</u>	☐ SWRCB: Clean Water Grants
☐ Food & Agriculture, Department of	☒ SWRCB: Water Quality
☐ Forestry & Fire Protection	☐ SWRCB: Water Rights
☐ General Services, Department of	☐ Tahoe Regional Planning Agency
☐ Health Services, Department of	☒ Toxic Substances Control, Department of
☐ Housing & Community Development	☒ Water Resources, Department of
☐ Integrated Waste Management Board	Other: _____
☒ Native American Heritage Commission	Other: _____

Local Public Review Period

Starting Date June 10, 2026 Ending Date July 9, 2026

Lead Agency: City of Oakley, Planning Division **Applicants:** Brian Markiel, Rene Torres, Praveen Chand
Consulting Firm: Raney Planning & Management, Inc. **Address:** 6001, 6113, and 6115 Bridgehead Road
Address: 1501 Sports Drive, Suite A **City/State/Zip:** Oakley, CA 94561
City/State/Zip: Sacramento, CA 95834 **Phone:** (714) 362-7363
Contact: Rod Stinson **Phone:** (925) 676-8385
Phone: (916) 372-6100 **Phone:** (925) 325-3251

Signature of Lead Agency Representative:  **Date:** 06/10/2025

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.